



**LADYWOOD
COURT**

Ladywood Court, Four Oaks,
Sutton Coldfield, B74 2TX

£195,000

£195,000



A FANTASTIC first time buy or investment!! This well presented two bedroom GROUND FLOOR apartment is sold with the benefit of NO UPWARD CHAIN.

A sought after open plan lounge dining room with a modern, fitted kitchen with integral appliances. Both bedrooms are a generous size and bedroom one enjoys an ensuite bathroom, whilst a modern bathroom completes the accommodation.

This desirable development couldn't be better located for access to amenities including bars, restaurants and public transport and the added bonus of gates makes this a perfect place to lock up and leave or enjoy the security and reassurance of the secure entry. Outside there is an allocated parking space and room for visitors to park, if needed.

Ladywood Court is accessed off Lichfield Road and is ideally located within walking distance of Four Oaks Train Station and nearby Mere Green which has a wealth of independent shops, bars, boutiques and cafes.





Property Specification

GATED GROUND FLOOR APARTMENT
NO UPWARD CHAIN
OPEN PLAN LIVING/DINING/KITCHEN
TWO BEDROOMS
MODERN BATHROOM

Hall

Lounge/Dining Room
5.44m (17'10") x 2.95m (9'8")

Kitchen
2.46m (8'1") x 2.11m (6'11")

Bedroom 1
3.12m (10'3") x 2.00m (6'7")

En-suite

Bedroom 2
2.62m (8'7") x 2.00m (6'7")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected:
Council tax band: C
Tenure:
Ground Rent:
Service Charge:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

